IN RE: PETITION FOR SPECIAL EXCEPTION

AND VARIANCE

NE/Corner of German Hill Road

and Merritt Boulevard

12th Election District

7th Councilmanic District

(1131, 1201, 1205 Merritt Blvd.)

GFS Realty, Inc., Agent of Owner *

and

DMD Gyms, LLC, Contract Purchaser

W. Howard Gaskill, II, VP, Legal Owner

Petitioners

BEFORE THE

DEPUTY ZONING COMMISSIONER

OF BALTIMORE COUNTY

CASE NO. 04-145-XA

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Special Exception and Variance filed by the legal owner of the subject property, GFS Realty, Inc., Agent of Owner W. Howard Gaskill, II, VP, Legal Owner and DMD Gyms, LLC, Contract Purchaser. The Petitioners are requesting special exception and variance relief for property located at 1201, 1205, 1131 Merritt Boulevard in the eastern area of Baltimore County. The special exception request is for a community building (health club) on parcel "A" and on parcel "B" in the B.L. zone. In addition, a variance is requested to allow 512 parking spaces in lieu of the required 542 parking spaces.

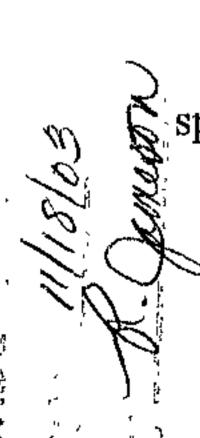
The property was posted with Notice of Hearing on October 25, 2003, for 15 days prior to the hearing, in order to notify all interested citizens of the requested zoning relief. In addition, a Notice of Zoning hearing was published in "The Jeffersonian" newspaper on October 23, 2003 to notify any interested persons of the scheduled hearing date.

Applicable Law

Section 502.1 of the B.C.Z.R. - Special Exceptions

Before any special exception may be granted, it must appear that the use for which the special exception is requested will not:

A. Be detrimental to the health, safety or general welfare of the locality involved;



- B. Tend to create congestion in roads, streets or alleys therein;
- C. Create a potential hazard from fire, panic or other danger;
- D. Tend to overcrowd land and cause undue concentration of population;
- E. Interfere with adequate provisions for schools, parks, water, sewerage, transportation or other public requirements, conveniences or improvements;
- F. Interfere with adequate light and air; [Bill No. 45-1982]
- G. Be inconsistent with the purposes of the property's zoning classification nor in any other way inconsistent with the sprit and intent of these Zoning Regulations; [Bill No. 45-1982]
- H. Be inconsistent with the impermeable surface and vegetative retention provisions of these Zoning Regulations; nor [Bill No. 45-1982]
- I. Be detrimental to the environmental and natural resources of the site and vicinity including forests, streams, wetlands, aquifers and floodplains in an R.C.2, R.C.4, R.C.5 or R.C.7 zone. [Bill No. 74-2000]

Section 307 of the B.C.Z.R. – Variances.

"The Zoning Commissioner of Baltimore County and the County Board of Appeals, upon appeal, shall have and they are hereby given the power to grant variances from height and area regulations, from off-street parking regulations, and from sign regulations only in cases where special circumstances or conditions exist that are peculiar to the land or structure which is the subject of the variance request and where strict compliance with the Zoning Regulations for Baltimore County would result in practical difficulty or unreasonable hardship. No increase in residential density beyond that otherwise allowable by the Zoning Regulations shall be permitted as a result of any such grant of a variance from height or area regulations. Furthermore, any such variance shall be granted only if in strict harmony with the spirit and intent of said height, area, off-street parking or sign regulations, and only in such manner as to grant relief without injury to the public health, safety and general welfare. They shall have no power to grant any other variances. Before granting any variance, the Zoning Commissioner shall require public notice to be given and shall hold a public hearing upon any application for a variance in the same manner as in the case of a petition for reclassification. Any order by the Zoning Commissioner or the County Board of Appeals granting a variance shall contain a finding of fact setting forth and specifying the reason or reasons for making such variance."

Zoning Advisory Committee Comments

The Zoning Advisory Committee (ZAC) comments are made part of the record of this case and contain the following highlights: None.

Interested Persons

Appearing at the hearing on behalf of the variance and special exception requests were Bruce Ebel, representing Gold's Gym and Wilbur Duvall, appearing on behalf of W. Duvall & Associates, Inc., the engineering firm that prepared the site plan of the property. Stanley Fine, Esquire represented the Petitioners. Several interested persons attended the hearing, all of which

signed in on the Citizen's Sign-In Sheet. People's Counsel, Peter Max Zimmerman, entered the appearance of his office in this case.

Findings of fact and conclusions of law

Testimony and evidence indicated that the property, which is the subject of this variance request, consists of 11.6 acres, more or less, zoned BL. The subject property is improved by an existing shopping center known as Merritt Manor Shopping Center whose anchor store, Giant Food, moved out some time ago. The proposal is to have the space formerly occupied by Giant refurbished as Gold's Gym. This would be a 40,000 sq. ft facility, which from a zoning standpoint is granted by special exception as a "community building". This is depicted as Parcel A in Petitioner's Exhibit #1.

The proposal is made in two phases. The first is for a small sales office for Gold's Gym, which is now located in Parcel B, to expand allowing some limited health club activities as well as the sales office for the gym. This will allow prospective members to have some view and access on a limited scale to what the full gym proposed in Parcel A holds in store for them. The renovation of the Giant Store would be completed next spring after which the sales office and limited health facilities located in Parcel B would be transferred to Parcel A. Parcel B would then be available to lease as any shopping center space. The special exception would then also operate in phases applying first to both Parcel A and Parcel B and then only to Parcel B. Testimony indicated that there was a real need for an anchor tenant in the center which is located in a revitalization area of the County. The Giant store has been vacant for some time, which causes the community and County concern. There are two other vacant stores in the center. The new gym is proffered to supply the need for an anchor, which will not only attract customer to itself but revitalize the shopping center businesses. The proposed gym will have 75 employees and generate a \$2.5 million investment. The Petitioner submitted numerous letters of support

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from area businesses and prospective customers. The Greater Dundalk Alliance sent a letter of support for the project as a positive step in the revitalization of Dundalk.

Petitioner's Exhibit #1 shows the very irregular shape of the shopping center property with cut outs for an existing bowling alley and auto glass store. The center is surrounding by commercial uses except on the east side, which is the rear of the existing center. The shopping center has 512 existing parking spaces and under the B.C.Z.R. is required to have 542 spaces with this use. However, proffered testimony indicated that there were no properties for sale adjacent to the site, which could be acquired to avoid the need for a parking variance. Proffered testimony also indicated that the project would not adversely affect the health safety or welfare of the community as delineated in Section 502.1 of the B.C.Z.R. In fact the health and welfare of the community would increase with the exercise programs available and employment of local residents.

Special Exception

I find that the Petitioner has demonstrated that the project proposed will not be detrimental to the health, safety or welfare of the community pursuant to each factor of Section 502.1 of the B.C.Z.R. Therefore, I will grant the special exception for a community building (health club).

Variances

I find that special circumstances or conditions exist that are peculiar to the land or structure which is the subject of the variance request and that strict compliance with the Zoning Regulations for Baltimore County would result in practical difficulty or unreasonable hardship. No increase in residential density beyond that otherwise allowable by the Zoning Regulations was requested. Furthermore, I find that this variance can be granted in strict harmony with the spirit and intent of said regulations, and can be made in such manner as to grant relief without injury to the public health, safety and general welfare.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and after considering the testimony and evidence offered by the Petitioners, I find that the Petitioners' variance request and request for special exception should be granted.

THEREFORE, IT IS ORDERED, this 18 day of November, 2003, by the Deputy Zoning Commissioner, that the Petition for Special Exception to permit a community building (health club) on Parcel A (known as 1201 and 1205 Merritt Boulevard) be and is hereby GRANTED, subject, however, to the condition that such special exception shall terminate thirty (30) days after the issuance of a Certificate of Occupancy for a health club at 1131 Merritt Boulevard;

IT IS FURTHER ORDERED, that the Petition for Special Exception to permit a community building (health club) on Parcel B (known as 1131 Merritt Boulevard, be and is hereby GRANTED;

IT IS FURTHER ORDERED, that the Petition for Variance to allow 512 parking spaces in lieu of the required 542 parking spaces at the Merritt Manor Shopping Center located at the northeast corner of Merritt Boulevard and German Hill Road and consisting of 11.6115 acres, he and is hereby GRANTED;

IT IS FURTHER ORDERED, that any appeal of this decision must be made within thirty (30) days of the date of this Order.

JOHN V. MURPHY

DEPUTY ZONING COMMISSIONER

FOR BALTIMORE COUNTY

JVM:raj

Zoning Commissioner

Suite 405, County Courts Building
401 Bosley Avenue
Towson, Maryland 21204
Tel: 410-887-3868 • Fax: 410-887-3468



Baltimore County

James T. Smith, Jr., County Executive Lawrence E. Schmidt, Zoning Commissioner

November 18, 2003

Stanley Fine, Esquire Rosenberg, Proutt, Frank & Greenberg 25 S. Charles Street, Suite 2115 Baltimore, Maryland 21201

Re: Petitions for Special Exception & Variance

Case No. 04-145-XA

Property: 1131, 1201 & 1205 Merritt Boulevard

Dear Mr. Fine:

Enclosed please find the decision rendered in the above-captioned case. The special exception and variance have been granted in accordance with the enclosed Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days from the date of the Order to the Department of Permits & Development Management. If you require additional information concerning filing an appeal, please feel free to contact our appeals clerk at 410-887-3391.

Very truly yours,

John V. Murphy

Deputy Zoning Commissioner

JVM:raj Enclosure

c: Bruce Ebel 103 Park Avenue Edgewater, MD 21037

> Wilbur Duvall W. Duvall & Associates, Inc. 530 E. Joppa Road Towson, MD 21286



Visit the County's Website at www.baltimorecountyonline.info



Petition for Special Exception

to the Zoning Commissioner of Baltimore County 1201, 1205 Merritt Blvd

for the property located at 1135 Merritt Blvd

| | which is presently zoned BL |
|---|--|
| This Petition shall be filed with the Department of Permit owner(s) of the property situate in Baltimore County and which made a part hereof, hereby petition for a Special Exception unherein described property for | s and Development Management. The undersigned, legal is described in the description and plat attached hereto and index the Zoning Regulations of Baltimore County, to use the |
| a community build | ing chealth club) on parcel "A" |
| and on parcel B" in the B.L. z | |
| Property is to be posted and advertised as prescribed by the zo I, or we, agree to pay expenses of above Special Exception, advertis | ing, posting, etc. and further agree to and are to be bounded by the |
| zoning regulations and restrictions of Baltimore County adopted pursu | ant to the zoning law for Baltimore County. |
| | I/We do solemnly declare and affirm, under the penalties of being perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition. |
| Contract Purchaser/Lessee: | Legal Owner(s): |
| Name - Type or Print | GFG REATY INC AGENT OF CHILLED Name - Type or Print / |
| Signature 6324 Ritchie Huy (410)789-4653 Address Clen Burnie MD 21061 City State Zip Code | Signature Name - Type or/Print Signature |
| Attorney For Petitioner: | 6300 SHEDSFF ROAD 301341.184 |
| Stanley Fine Name-Type of Pright M | Address Telephone No. M. J. Code City State Telephone No. Zip.Code |
| Stanley Sue | Representative to be Contacted: |
| Signature Rosenberg, Proutt Funk and Greenberg Company | Johnathan Frankel Name |
| 25 S. Charles, Ste. 2115 (410)7276600 Address Telephone No. | 6324 Ritchie Huy (410) 789-465 Address Telephone No. |
| Baltimore MD 21201 City State Zip Code | Glen Burnie MD 21061 City State Zip Code |
| | OFFICE USE ONLY |
| Case No. 04-145-XX | ESTIMATED LENGTH OF HEARINGUNAVAILABLE FOR HEARING |
| REV 09 15 98 | Reviewed By JRF Date 9/24/03 |



Petition for Variance

to the Zoning Commissioner of Baltimore County

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s)

To allow parking spaces of 512 in lieu of the required 542 spaces.

of the Zoning Regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty)

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

| is the subject of this Peti | tion. |
|---|---------------------------------------|
| Contract Purchaser/Lessee: | Legal Owner(s): |
| Name - Type or Print | Name Type or Print The AGENT OF DUMPE |
| Signature | Signature |
| Address Ritchie Huy (410) 789-4653 Telephone No. | Name Type or Print |
| 6/en Burnie MD 2106/ City State Zip Code | Signature Signature |
| Attorney For Petitioner: | 6900 SHEDIFF ROAD 301-141-18437 |
| Cto le Fin | Address Telephone No. |
| Stante-/ Time Name Type of Print | City State 20785 State Zip Code |
| Stanley Sin | Representative to be Contacted: |
| Signature. | Trapicocitative to be contacted. |
| Company of routt, tunk, and Greenberg | Name Trankel |
| 25 S. Charles, Ste. 2115 (410)727-6600 Address Telephone No. | 6324 Ritchie Him (410) 789-465 |
| | Address / Telephone No. |
| Baktimbre MD 2120/ City State Zip Code | City State Zip Code |
| | OFFICE USE ONLY |
| Case No. 04-145-XA | ESTIMATED LENGTH OF HEARING |
| Reviewed By | UNAVAILABLE FOR HEARING |

W. DUVALL & ASSOCIATES, INC.

Engineers • Surveyors • Land Planners



530 East Joppa Road Towson, Maryland 21286

e-mail: wduvall2@qwest.net

Telephone: (410) 583-9571

Fax: (410) 583-1513

<u>Gold's Gym - Dundalk</u> <u>Zoning Description (Variance Area)</u>

Beginning at a point on the east side of Merritt Boulevard, which is variably wide, at the distance of 230 feet, more or less, north of the centerline of German Hill Road which is variably wide. Thence the following courses and distances;

| 1) | North | 14 degrees | 53 minutes | 38 seconds | West, | 92.90 feet, |
|-----|----------|-------------------|----------------|----------------|---------|---------------------------------|
| 2) | North | 18 degrees | 28 minutes | 04 seconds | West, | 160.31 feet, |
| 3) | North | 14 degrees | 53 minutes | 38 seconds | West, | 490.00 feet, |
| 4) | North | 34 degrees | 16 minutes | 19 seconds | East, | 17.27 feet, |
| 5) | South | 55 degrees | 53 minutes | 38 seconds | East, | 34.00 feet, |
| 6) | North | 27 degrees | 35 minutes | 00 seconds | West, | 126.52 feet, |
| 7) | North | 55 degrees | 53 minutes | 38 seconds | West, | 10.00 feet, |
| 8) | by a cur | ve to the right h | aving a radius | of 1849.86 fee | t and a | n arc length of 37.60 feet, the |
| | chord of | said are bearing | North 12 degre | ees 24 minutes | 50 seco | nds West, 37.60 feet, |
| 9) | North | 82 degrees | 37 minutes | 26 seconds | East, | 57.16 feet, |
| 10) | South | 27 degrees | 39 minutes | 34 seconds | East, | 134.73 feet, |
| 11) | South | 27 degrees | 39 minutes | 34 seconds | East, | 118.19 feet, |
| 12) | North | 75 degrees | 06 minutes | 22 seconds | East, | 79.80 feet, |
| 13) | North | 75 degrees | 06 minutes | 22 seconds | East, | 286.96 feet, |
| 14) | South | 15 degrees | 22 minutes | 26 seconds | East, | 1141.42 feet, |
| 15) | North | 71 degrees | 08 minutes | 57 seconds | West, | 172.08 feet, |
| 16) | North | 69 degrees | 10 minutes | 00 seconds | West, | 286.17 feet, |
| 17) | North | 09 degrees | 20 minutes | 26 seconds | West, | 224.39 feet, and |
| 18) | South | 80 degrees | 39 minutes | 34 seconds | | 128.44 feet to |
| the | place of | beginning as rec | orded among t | he Land Reco | • | Baltimore County in deed liber |

the place of beginning as recorded among the Land Records of Baltimore County in deed liber 5691, folio 611.

Containing 465,146 square feet or 10.6783 acres of land, more or less.

145



W. DUVALL & ASSOCIATES, INC.

Engineers • Surveyors • Land Planners



530 East Joppa Road Towson, Maryland 21286

74 Degrees

15 Degrees

1) North

2) South

e-mail: wduvall2@qwest.net

Telephone: (410) 583-9571 Fax: (410) 583-1513

East, 118 feet,

East, 58 feet,

Gold's Gym - Dundalk Zoning Description (Parcels 'A' & 'B' - Special Exception Area)

Beginning at a point approximately 125 feet north of the north side of German Hill Road, which is variably wide, at the distance of 375 feet, more or less, east of the centerline of Merritt Boulevard, which is variably wide, said point being also known as the point of beginning of parcel 'B' which is a part of this whole description; thence the following approximate courses and distances;

34 seconds

26 Seconds

37 minutes

22 minutes

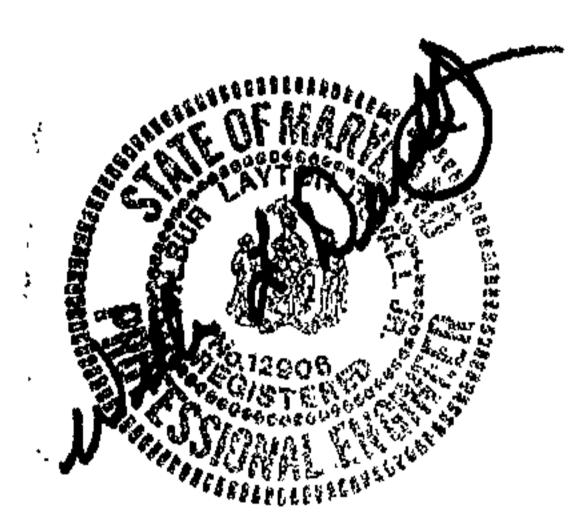
| 3) South | 74 Degrees | 37 minutes | 34 seconds | West, | 118 feet, and | | | | |
|--|--------------------|-----------------------------|---------------------|---------|----------------|--|--|--|--|
| 4) North | 15 Degrees | 22 minutes | 26 seconds | West, | 58 feet, | | | | |
| to the place of | of beginning and o | completing the enclosed ar | ea of Parcel 'B' as | shown | on the | | | | |
| 4) North 15 Degrees 22 minutes 26 seconds West, 58 feet, to the place of beginning and completing the enclosed area of Parcel 'B' as shown on the accompanying plan, Parcel 'B' containing 6,844 square feet or 0.1571 acres, more or less, thence continuing for a line of connection between Parcel 'B' and Parcel 'A 'and running with the fronts of stores which separate the two parcels, the following approximate course and distance; 5) North 15 degrees 22 minutes 26 seconds West, 330 feet, to the point of beginning of Parcel 'A'; thence the following approximate courses and distances; 6) South 74 degrees 37 minutes 34 seconds West, 20 feet, 22 minutes 26 seconds West, 65 feet, 37 North 15 degrees 22 minutes 26 seconds West, 7 feet, 29 North 15 degrees 22 minutes 26 seconds West, 70 feet, 10) North 15 degrees 37 minutes 34 seconds East, 7 feet, 11) North 15 degrees 37 minutes 34 seconds East, 7 feet, 12) North 15 degrees 37 minutes 34 seconds East, 146 feet, 13) South 15 degrees 22 minutes 26 seconds East, 146 feet, 13) South 15 degrees 22 minutes 26 seconds East, 4 feet, 15) South 15 degrees 37 minutes 34 seconds East, 4 feet, 15) South 15 degrees 37 minutes 34 seconds East, 4 feet, 15) South 15 degrees 37 minutes 34 seconds East, 55 feet, 16) South 74 degrees 37 minutes 34 seconds East, 55 feet, 17) South 15 degrees 22 minutes 26 seconds East, 55 feet, 17) South 15 degrees 37 minutes 34 seconds East, 4 feet, 17) South 15 degrees 37 minutes 34 seconds East, 55 feet, 18) North 74 degrees 37 minutes 34 seconds East, 4 feet, 17) South 15 degrees 37 minutes 34 seconds East, 55 feet, 18) North 74 degrees 37 minutes 34 seconds East, 4 feet, 17) South 15 degrees 37 minutes 34 seconds East, 4 feet, 17) South 15 degrees 37 minutes 34 seconds East, 4 feet, 17) South 15 degrees 37 minutes 34 seconds East, 4 feet, 18) North 74 degrees 37 minutes 34 seconds East, 4 feet, 18) North 74 degrees 37 minutes 34 seconds East, 4 feet, 18) North 74 degrees 37 minutes 34 seconds East, 4 feet, 18) North 74 degrees 37 minutes 34 seconds Eas | | | | | | | | | |
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| _ + | | | | | | | | | |
| 5) North | 15 degrees | 22 minutes | 26 seconds | West, | 330 feet, | | | | |
| to the point of | of beginning of Pa | ercel 'A'; thence the follo | wing approximate | courses | and distances; | | | | |
| | _ | | | | - | | | | |
| 7) North | 15 degrees | 22 minutes | 26 seconds | West, | 65 feet, | | | | |
| 8) South | 74 degrees | 37 minutes | 34 seconds | West, | 7 feet, | | | | |
| 9) North | 15 degrees | 22 minutes | 26 seconds | West, | 70 feet, | | | | |
| 10) North | 74 degrees | 37 minutes | 34 seconds | East, | 7 feet, | | | | |
| 11) North | 15 degrees, | 22 minutes | 26 seconds | West, | 125 feet, | | | | |
| 12) North | 74 degrees | 37 minutes | 34 seconds | East, | 146 feet, | | | | |
| 13) South | 15 degrees | 22 minutes | 26 seconds | East, | 65 feet, | | | | |
| 14) North | 74 degrees | 37 minutes | 34 seconds | East, | 4 feet, | | | | |
| 15) South | 15 degrees | 22 minutes | 26 seconds | East, | 20 feet, | | | | |
| 16) South | 74 degrees | 37 minutes | 34 seconds | West, | 4 feet, | | | | |
| | 15 degrees | 22 minutes | 26 seconds | East, | 55 feet, | | | | |
| | 74 degrees | 37 minutes | 34 seconds | East, | 4 feet, | | | | |
| 19) South | 15 degrees | 22 minutes | 26 seconds | East, | 20 feet, | | | | |
| 20) South | 74 degrees | 37 minutes | 34 seconds | West, | 4 feet, | | | | |
| 21) South | 15 degrees | 22 minutes | 26 seconds | East, | 100 feet, | | | | |
| 22) North | 74 degrees | 37 minutes | 34 seconds | East, | 4 feet, | | | | |

Page 2 Parcel 'A' and

| 15 degrees | 22 minutes | 26 seconds | East, | 25 feet, |
|--------------------|---|---|--|--|
| 74 degrees | 37 minutes | 34 seconds | West, | 36 feet, |
| 15 degrees | 22 minutes | 26 seconds | West, | 25 feet, and |
| 74 degrees | 37 minutes | 34 seconds | West, | 94 feet |
| of beginning of Pa | rcel 'A' and completing | the enclosed area | of Parce | l'A'as |
| accompanying p | lan, Parcel 'A' containin | g 39,510 square fe | eet or 0.9 | 0070 acres, |
| thence running r | eversely with the aforesai | id line of connection | on betwe | en |
| nd Parcel ' A ', | | | | |
| | 74 degrees 15 degrees 74 degrees of beginning of Paraccompanying process thence running responses | 74 degrees 37 minutes 15 degrees 22 minutes 74 degrees 37 minutes of beginning of Parcel ' A ' and completing accompanying plan, Parcel ' A ' containing thence running reversely with the aforesal | 74 degrees 37 minutes 34 seconds 15 degrees 22 minutes 26 seconds 74 degrees 37 minutes 34 seconds of beginning of Parcel 'A' and completing the enclosed area accompanying plan, Parcel 'A' containing 39,510 square for thence running reversely with the aforesaid line of connections. | 74 degrees 37 minutes 34 seconds West, 15 degrees 22 minutes 26 seconds West, 74 degrees 37 minutes 34 seconds West, of beginning of Parcel 'A' and completing the enclosed area of Parcel accompanying plan, Parcel 'A' containing 39,510 square feet or 0.9 thence running reversely with the aforesaid line of connection between |

27) South 15 degrees 22 minutes 26 seconds East, 330 feet to the place of beginning. Parcel 'A 'and Parcel 'B', for zoning purposes, are considered contiguous and combined, contain 46,354 square feet or 1.0641 acres, more or less.

Being part of the land described in a deed recorded among the Land Records of Baltimore County in deed liber 5691, folio 611.



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NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson. Maryland on the property identified herein as follows: Case: #04-145-XA 1131, 1201, & 1205 Mentit Blvd. N/east corner of German Hill Road and Merritt Blvd. 12th Election District 7th Councilmanic District Legal Owner(s): GFS Realty, Inc., W. Howard Gasket, III, VP Contract Purchaser: DMD Gyms, LLC Special Exception: to permit a community building on parcel "A" and on parcel "B" in the B.L. zone. Variance: to allow parking spaces of 512 in lieu of the required 542 spaces. Hearing: Monday, November 16; 2003 at 11:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue.

LAWRENCE E. SCHMIDT Zoning Commissioner for Baltimore County
NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Zoning Commissioner's Office at (410) 887-4386.

(2) For Information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-4386.

3391.

10/304 Oct. 23 ' C632886

CERTIFICATE OF PUBLICATION

| 1024,2003 |
|--|
| THIS IS TO CERTIFY, that the annexed advertisement was published |
| n the following weekly newspaper published in Baltimore County, Md., |
| once in each ofsuccessive weeks, the first publication appearing |
| $\frac{10 231,2003}{}$ |
| The Jeffersonian Arbutus Times Catonsville Times Towson Times Owings Mills Times NE Booster/Reporter North County News |
| 2 Wilkingar |

LEGAL ADVERTISING

CERTIFICATE OF POSTING

| Baltimore County Department of | Petitioner/Developer: GES REDLTY, /UC W. Hewsen Grocert III DMD GYMS.LLC - Yo STALLET FINE, of Date of Hearing/Closing: 11/10/03 |
|--|--|
| Baltimore County Department of | GES REDLTY, INC W. HOW DED GROKETT ITT DMD GYMS.LLC - C/OSTANLET FINE, OF |
| Baltimore County Department of | DMD GYMS.LLC - C/OSTALLET FINE, OF |
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| Baltimore County Department of | Data of Massing/Olasina, |
| Baltimore County Department of | Date of Dearing/Closing: 1110103 |
| Baltimore County Department of | |
| | |
| Permits and Development Management | • |
| County Office Building, Room 111 | |
| 111 West Chesapeake Avenue | • |
| Towson, MD 21204 | |
| Attention: Ms. BECKY HART | |
| WITCHIOH IN 12. CECEN MINISTE | |
| Ladies and Gentlemen: | • |
| ************************************** | > |
| This letter is to certify under the penalties of | perjury that the necessary sign(s) required by law |
| | |
| were posted conspicuously on the property lo | ocated at |
| 1131.12017 | @1205 MERRITT BUUD. |
| | |
| | · · · · · · · · · · · · · · · · · · · |
| The sign(s) were posted on | 10/2 03</th |
| The sign(s) were posted on | 10/25/03 (Month, Day, Year) |
| • | . (Monin, Day, 1 car) |
| 1-145-XA | Sincerely, |
| | |
| | // 111 |
| | |
| | 12/1/1/1/1/2/1/2/10/25/03 |
| | (Signature of Sign Poster and Date) |
| | (Signature of Sign Poster and Date) |
| | (Signature of Sign Poster and Date) |
| | (Signature of Sign Poster and Date) RICHARD E. HOFFMAN |
| | (Signature of Sign Poster and Date) RICHARD E. HOFFMAN (Printed Name) |
| | (Signature of Sign Poster and Date) RICHARD E. HOFFMAN (Printed Name) 904 DELLWood DR. |
| | (Signature of Sign Poster and Date) RICHARD E. HOFFMAN (Printed Name) 904 DELLWOOD DR. (Address) |
| | (Signature of Sign Poster and Date) RICHARD E. HOFFMAN (Printed Name) 904 DELLWood DR. |
| | (Signature of Sign Poster and Date) RICHARD E. HOFFMAN (Printed Name) 904 DELLWOOD DR. (Address) |
| | (Signature of Sign Poster and Date) RICHARD E. HOFFMAN (Printed Name) 904 DELLWOOD DR. (Address) [ALLS TON, MO 21047 (City, State, Zip Code) |
| | (Signature of Sign Poster and Date) RICHARD E. HOFFMAN (Printed Name) 904 DELLWOOD DR. (Address) |
| | (Signature of Sign Poster and Date) RICHARD E. HOFFMAN (Printed Name) 904 DELLWOOD DR. (Address) [ALLS TON, MO 21047 (City, State, Zip Code) |
| 1120191705 M. 200 | (Signature of Sign Poster and Date) RICHARD E. HOFFMAN (Printed Name) 904 DELLWOOD DR. (Address) |
| 31,1201 81205 MERRITT BLUD. | (Signature of Sign Poster and Date) RICHARD E. HOFFMAN (Printed Name) 904 DELLWOOD DR. (Address) |
| COSTED 10/25/03 | (Signature of Sign Poster and Date) RICHARD E. HOFFMAN (Printed Name) 904 DELLWOOD DR. (Address) |
| · · · · · · · · · · · · · · · · · · · | (Signature of Sign Poster and Date) RICHARD E. HOFFMAN (Printed Name) 904 DELLWOOD DR. (Address) |

| RE: | PETITION FOR SPECIAL EXCEPTION AND VARIANCE | * | BEFORE THE |
|-----|---|---|---------------------|
| | 1131, 1201, 1205 Merritt Blvd; NE corner of German Hill Rd & Merritt Blvd. | * | ZONING COMMISSIONER |
| | 12 th Election & 7 th Councilmanic Districts Legal Owner(s): GFS Realty Inc, Gent of | * | FOR |
| | Owner, W Howard Gaskill II VP Contract Purchaser(s): DMD Gyms LLC | * | BALTIMORE COUNTY |
| | Petitioner(s) | * | 04-145-XA |

ENTRY OF APPEARANCE

Please enter the appearance of People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence sent/ documentation filed in the case.

RECEIVED

OCT 0 9 2003

PETER MAX ZIMMERMAN

People's Counsel for Baltimore County

CAROLE S. DEMILIO Deputy People's Counsel Old Courthouse, Room 47

400 Washington Avenue Towson, MD 21204 (410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this $\frac{1}{2}$ day of October, 2003, a copy of the foregoing Entry of Appearance was mailed to Johnathan Frankel, 6324 Ritchie Highway, Glen Burnie, MD 21061 & to Stanley Fine, Rosenberg, Proutt, Funk & Greenberg, 25 S Charles Street, St 2115, Baltimore, MD 21201, Attorney for Petitioner(s).

Peter Max 2 mm arman

People's Counsel for Baltimore County

TO: PATUXENT PUBLISHING COMPANY

Thursday, October 23, 2003 Issue - Jeffersonian

Please forward billing to:

John Frankel Gold's Gym 1201 Merritt Blvd. Dundalk, MD 21222

410-284-4653

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 04-145-XA

1131, 1201, & 1205 Merritt Blvd.

N/east corner of German Hill Road and Merritt Blvd.

12th Election District – 7th Councilmanic District

Legal Owner: GFS Realty, Inc., W. Howard Gasket, III, VP

Contract Purchaser: DMD Gyms, LLC

Special Exception to permit a community building on parcel "A" and on parcel "B" in the B.L. zone. Variance to allow parking spaces of 512 in lieu of the required 542 spaces.

Hearings:

Monday, November 10, 2003 at 11:00 in Room 407, County Courts

Building, 401 Bosley Avenue

LAWRENCE E. SCHMIDT

ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.

(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

Department of Permits and Development Management

Director's Office County Office Building 111 W. Chesapeake Avenue Towson, Maryland 21204 Tel: 410-887-3353 • Fax: 410-887-5708



Baltimore County

James T. Smith, Jr., County Executive Timothy M. Kotroco, Director

October 9, 2003

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 04-145-XA

1131, 1201, & 1205 Merritt Blvd.

N/east corner of German Hill Road and Merritt Blvd.

12th Election District – 7th Councilmanic District

Legal Owner: GFS Realty, Inc., W. Howard Gasket, III, VP

Contract Purchaser: DMD Gyms, LLC

Special Exception to permit a community building on parcel "A" and on parcel "B" in the B.L. zone. Variance to allow parking spaces of 512 in lieu of the required 542 spaces.

Hearings:

Monday, November 10, 2003 at 11:00 in Room 407, County Courts

Building, 401 Bosley Avenue

Timothy Kotroco
Director

Muthy Kotroco

TK:rlh

C: Stanley Fine, Rosenberg, Proutt, Funk, and Greenberg, 25 S. Charles St., Ste. 2115, Baltimore 21201

GES Realty, Inc., W. Howard Gasket, III, VP, 6300 Sheriff Road, Lanover 20785 DMD Gyms, LLC, 6324 Ritchie Hwy., Glen Burnie 21061 Jonathan Frankel, 6324 Ritchie Hwy., Glen Burnie 21061

- NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SATURDAY, OCTOBER 25, 2003.
 - (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
 - (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



Visit the County's Website at www.baltimorecountyonline.info

DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT ZONING REVIEW

<u>ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS</u>

The <u>Baltimore County Zoning Regulations</u> (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

| For Newspaper Advertising: |
|--|
| Item Number or Case Number: $04 - 145 - XA$ Petitioner: DMD $Gyms$ LLC |
| Address or Location: 1131, 1201, 41205 Merritt Blud |
| PLEASE FORWARD ADVERTISING BILL TO: Name: John Frankel |
| Address: Gold's Gym |
| 1201 Merritt Blud |
| Dundalk, MD 21222 |
| Telephone Number: (4/0) 284 -4653 |

Department of Permits and Development Management

Development Processing County Office Building 111 W. Chesapeake Avenue Towson, Maryland 21204





James T. Smith, Jr., County Executive Timothy M. Kotroco, Director

November 7, 2003

Stanley Fine Rosenberg, Proutt, Funk, & Greenberg 25 S. Charles Street, Ste. 2115 Baltimore, MD 21201

Dear Mr. Fine:

RE: Case Number: 04-145-XA, 1131, 1205, & 1205 Merritt Boulevard

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on September 24, 2003.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Very truly yours,

W. Carl Richards, Jr.

Supervisor, Zoning Review

U. Callibal)

WCR:klm

Enclosures

c: People's Counsel
GES Realty, Inc., 6300 Sheriff Road, Landover 20785
DMD Gyms, LLC, 6324 Ritchie Highway, Glen Burnie 21061
Johnathan Frankel, 6324 Ritchie Highway, Glen Burnie 21061



Visit the County's Website at www.baltimorecountyonline.info



700 East Joppa Road Towson, Maryland 21286-5500 410-887-4500

County Office Building, Room 111 Mail Stop #1105 111 West Chesapeake Avenue Towson, Maryland 21204

October 7, 2003

ATTENTION: Rebecca Hart

Distribution Meeting of October 7, 2003

Item No.:

142, (145,)146

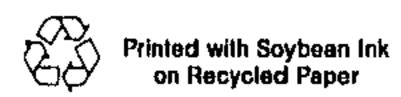
Dear Ms. Hart:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

4. The site shall be made to comply with all applicable parts of the Baltimore County Fire Prevention Code, (2000 edition of NFPA 1 & 101), prior to occupancy or beginning of operation.

LIEUTENANT JIM MEZICK Fire Marshal's Office PHONE 887-4881 MS-1102F

cc: File



BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

DATE: November 21, 2003

TO:

Timothy M. Kotroco, Director

Department of Permits & Development Management

FROM:

Robert W. Bowling, Supervisor Bureau of Development Plans Review

SUBJECT:

Zoning Advisory Committee Meeting

For October 13, 2003

Item Nos. 130, 131, 132, 133, 134, 135, 138, 139, 142, 143, 145, 146, 149, and 150

The Bureau of Development Plans Review has reviewed the subject-zoning items, and we have no comments.

RWB:CEN:jrb

cc: File

Auto

DATE: October 13, 2003

RECEIVED

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO:

Timothy M. Kotroco, Director

Department of Permits and Development Management

FROM:

Arnold F. 'Pat' Keller, III

Director, Office of Planning

SUBJECT: Zoning Advisory Petition(s): Case 04-145

The Office of Planning has reviewed the above referenced case(s) and has no comments to offer. For further questions or additional information concerning the matters stated herein, please contact Mark A. Cunningham in the Office of Planning at 410-887-3480.

Prepared By:

Section Chief:

AFK/LL



Robert L. Ehrlich, Jr., Governor Michael S. Steele, Lt. Governor Robert L. Flanagan, Secretary Neil J. Pedersen, Administrator

MARYLAND DEPARTMENT OF TRANSPORTATION

Date:

10.7.03

Ms. Rebecca Hart
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County

Item No. / 45

JRA

Dear Ms. Hart:

We have reviewed the referenced item and have no objection to approval, as a field inspection reveals that the existing entrance(s) on to MD/VS / 5 >.

are acceptable to the State Highway Administration (SHA) and this development is not affected by any SHA projects.

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,

f

Kenneth A. McDonald Jr., Chief Engineering Access Permits Division 25 South Charles Street, Suite 2115 Baltimore, Maryland 21201-3305 T 410.727.6600 F 410 727 1115 rosenbergmartin com

STANLEY S. FINE

sfine@rosenbergmartin.com

RECEIVED

NOV 1 3 2003

ZONING COMMISSIONER

November 11, 2003

VIA FACSIMILE AND FIRST CLASS MAIL

Mr. John Murphy
Deputy Zoning Commissioner
for Baltimore County
Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204

Re: Petitions for Special Exception and Variance

1131, 1201 and 1205 Merritt Boulevard

N/East Corner of German Hill Road and Merritt Blvd. 12th Election District – 7th Councilmanic District

Petitioner: DMD Gyms, LLC

Case No.: 04-145-XA

Dear Commissioner Murphy:

At our hearing yesterday in the above matter, you requested that I furnish you with language that could be incorporated into your decision addressing the temporary and permanent grants of Special Exception in this matter.

As I indicated in the proffer, the Petitioner intends to open a health club at 1201 and 1205 Merritt Boulevard immediately, subject to obtaining a Certificate of Occupancy. The health club at this location would stay open up to thirty (30) days after the issuance of a Certificate of Occupancy at 1131 Merritt Boulevard. Within thirty (30) days of the issuance of the Certificate of Occupancy for 1131 Merritt Boulevard (the permanent Gold's Gym space at the former Giant Food space), the Special Exception for 1201 and 1205 Merritt Boulevard would be terminated. In addition, the off-street parking variance should be granted immediately and be applicable to both the temporary health club and the permanent health club.

Accordingly, the following language is recommended for the order in this case:

1. Therefore, it is Ordered by the Deputy Zoning Commissioner for Baltimore County this _____ day of November, 2003, that the Petition for Special Exception to permit a community building (health club) on Parcel A (known as 1201 and 1205 Merritt Boulevard) be and is hereby granted subject to the condition that such Special Exception shall terminate thirty (30) days after the issuance of a Certificate of Occupancy for a health club at 1131 Merritt Boulevard;

Mr. John Murphy November 11, 2003 Page – 2 –

- 2. It is further Ordered that the Petition for Special Exception to permit a community building (health club) on Parcel B (known as 1131 Merritt Boulevard) be and is hereby granted; and,
- 3. It is further Ordered that the Petition for Variance to allow 512 parking spaces in lieu of the required 542 parking spaces at the Merritt Manor Shopping Center located at the northeast corner of Merritt Boulevard and German Hill Road and consisting of 11.6115 acres be and is hereby granted.

Thank you for your consideration.

Sincerely,

Stanley & June
Stanley S. Fine

SSF:sac

cc: Mr. Bruce Ebel (via email)

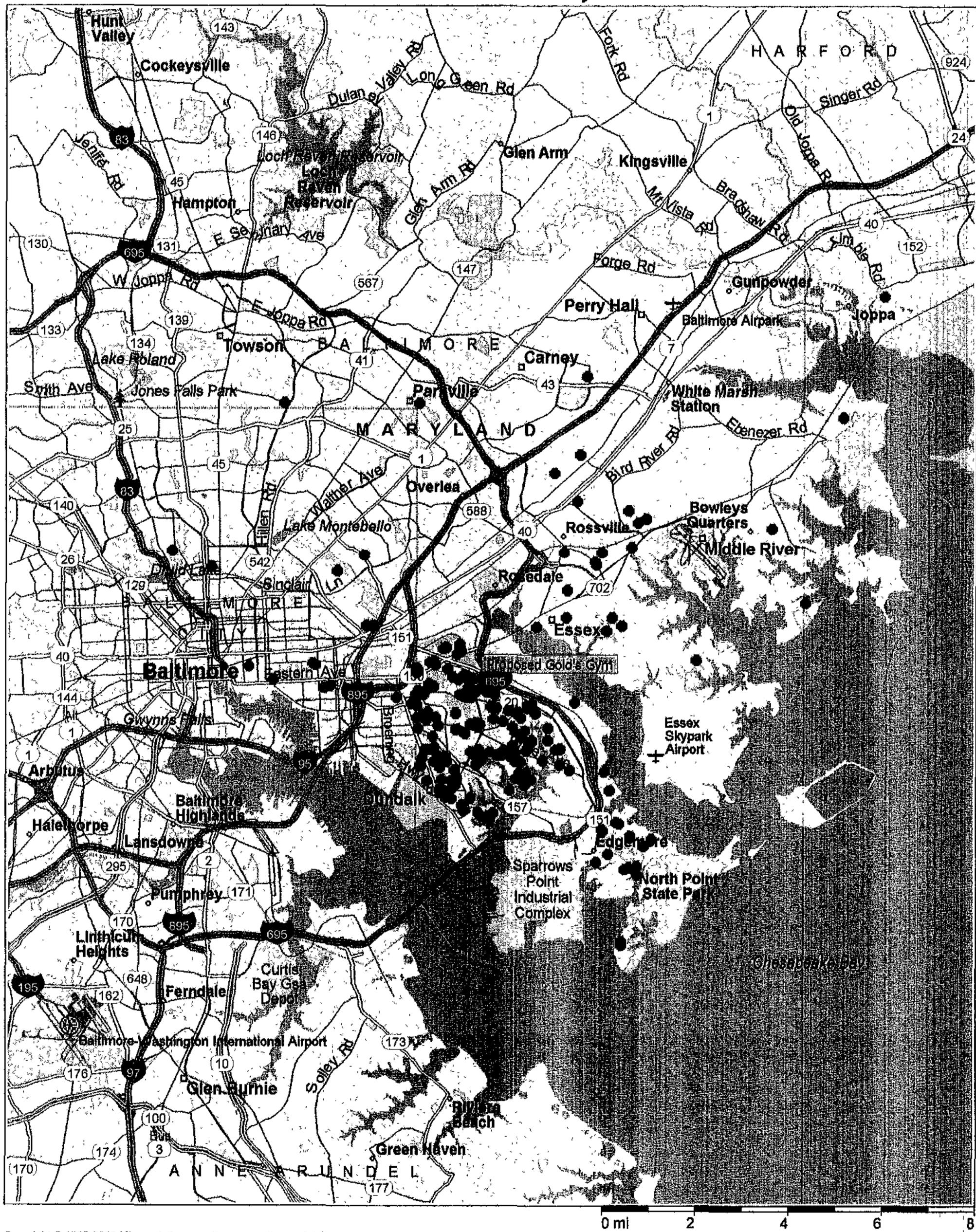
Mr. John Frankel (via email)



| 1211 Leslie's Pool Supplies M-Sat 9-6 p.m. Sun | 1197 Dollar Bills M-Sat 9-9 p.m. Sun | 1183 Vacant | 1179 Sherwin-Williams M-F 6:30-6 p.m. S | 1175 Citi Financial M 8:30-5 p.m. Tues 1 | 1171 Brite Wash Laundromat M-Sun 8-10 p.m. | 1167 Signs By Tomorrow M-F 8:30-5:30 p.m. | 1163 Chaun Garden M-Sun 11-9:30 p.m. | 1157 American General M-F 8:30-5 p.m. T | 1153 Tobacco Barell Moving Nov 30th | 1149 US Nails M-Th 10-8 p.m. Fri | 1145 Filleti's Subs and Pizza M-Th 10-11 p.m. | 1141 Barenburg Eye Associates Moving Nov 15th | 1139 Hair Cuttery M-F 9-9 p.m. Sat | 1135 Vacant | | Stores in Merritt Man |
|--|--------------------------------------|-------------|---|---|--|---|--------------------------------------|---|-------------------------------------|--|---|---|------------------------------------|-------------|--------------|-----------------------|
| un closed 410-288-3801 | ın 10-5 p.m. 410-284-2518 | | Sat 8-5 p.m. Sun closed 410-282-4690 | 10-7 p.m. W 10-5 p.m. Th 10-7 p.m. Fri 8:30-5 p.m. 410-285-8430 | | 410-282-4432 | 410-288-0191 | Th 8:30-7 p.m. 410-282-9344 | 410-284-6777 | ri-Sat 9-8 p.m. Sun 11-5 p.m. 410-288-1734 | Fri-Sat 10-12 p.m. Sun 12-9 p.m. 410-285-3800 | 410-288-1506 | 8-7 p.m. Sun 9-5 p.m. 410-284-9875 | | Phone Number | anor Shopping Center |



October Members Gold's Gym Dundalk



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© Copyright 2002 by Geographic Data Technology, Inc. All rights reserved. © 2002 Navigation Technologies. All rights reserved. This data includes information taken with permission from Canadian authorities © 1991-2002 Government of Canada (Statistics Canada and/or Geomatics Canada), all rights reserved.

We, the undersigned owners and managers of local Dundalk businesses support the development of a Gold's Gym at 1131 Merritt Blvd and request that the completion of the Gym be expedited.

| Business Name | Address | Phone # | Name | Title | Date |
|---|--|--|---|---------------------------------------|---|
| COLORTYME | 1183 MORRIT BUD. | 410-285.7368 | DEFORAH BAHUR | | · |
| Sherwin- will nams | 1179 Merritt Bun | 410-282-4690 | Kenny Janes | Manage | |
| Merritt Manor Bright Wa | shillinerittBlud | 410-284-9655 | Comer. Cterrors | | |
| himmon ya ara | 1167 MERZITT BLUD- | 413-252-4432 | KKX YOHKER | O where | ا مرسانه استان استان المرسان المرسان |
| tillelis Pizzarsun | 1145 Merritt Blud | 410255-3800 | Joseph Ewing | <u> </u> | 9-24-03 |
| AMF DUNDAUK LANES | | 1410-282-2000 | Parcy Hannick | MALASER | 9-24-03 |
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| LIY MOULS & Tappily | 1411B Merrit Blvd | 410)282-4211 | Dune Philips | Marcollie | <u> </u> |
| 12 1 W. C. SI 3. J | Lisis Merntished | 110-222-899 | Matthew David | Maraine | |
| Pep Boys | 1503 Merrit B/VD | 410 285-4820 | Lane Calans | Asst mad | 4/20/2 |
| MATTRESS DISCOUNTE | TRS 1417 METERITT-BWI | 110 7840242 | THERESA hunge | 1110 | 9/1/05 |
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'We, the undersigned, favor the granting of approval by the Zoning Commissioner of Baltimore County of the Petition for Variance and Petition for Special Exception by DMD Gyms, LLC. for the properties at 1131, 1201 and 1205 Merritt Boulevard to use a portion of the properties for a health club because the proposed use of the properties will not be detrimental to or endanger the public health, safety or general welfare of the community and will not disturb the residents of the area.

NAME 1) Sam Carawello 2) Hand Parawello 3) Mike VIRTHE) Richard Showba (2) Midual F Gary 7) Zachary Barget Jage Kogen. Francis AKRASWODENSK IN David a. Hoffman 1) Jame & Rock 2 Dundalk AVE 1738 Melbourne KD. mo rua w. Mclard 129 Glerard MIDDLETON of 18

1327 Bethlehem Ave 501 SouthEASTERN TErrace 1930 MIDHAND ED 3427 DanHaven RD 8705 Emge RD 1800 Dunner RD 6709/2 Boston ave 1327 DELUALE AUENUE 419 GROVETHORN Rd

Fine, Stanley

From:

Fine, Stanley

Sent:

Thursday, November 06, 2003 1:08 PM

To:

'bruce@goldsgym.com'; 'frankel414@yahoo.com'; 'lgginv@aol.com'

Subject:

FW: Greater Dundalk Alliance Presentation 11/5/03

FYI

----Original Message----

From: Fine, Stanley

Sent: Thursday, November 06, 2003 1:06 PM

To: 'cadjones@bellatlantic.net'

Subject: RE: Greater Dundalk Alliance Presentation 11/5/03

Ms Jones- Thank you for giving Gold's Gym the opportunity to meet with GDA and GDA's support. Stanley Fine

----Original Message----

From: cadjones@bellatlantic.net [mailto:cadjones@bellatlantic.net]

Sent: Thursday, November 06, 2003 12:01 PM

To: Fine, Stanley

Cc: Susan Eckstein; Ruth Coleman; Sharon Beazley; Joe Griebel; Marcy Herlinger; Steve Dishon; Cris DeBolt; Dan Krepp; Shannon Johnson; Bill Batton; Gloria McJilton; Darlene Stauch; John Olszewski; DorisKuhar

Subject: Greater Dundalk Alliance Presentation 11/5/03

Dear Mr. Fine:

We want to thank you for the presentation by Gold's Gym last evening. We are excited and in full support of this organization becoming part of our community.

This is another positive step in the revitalization of Dundalk! We are also impressed by the corporate commitment to community.

Sincerely, Carolyn A Jones President, GDA

PLEASE PRINT CLEARLY

CASE NAME "157 MONTHE CASE NUMBER 04-145-X

PETITIONER'S SIGN-IN SHEET

| E- MAIL | | SPUCE (2 goldsgym, com | | | | | | | | | | | |
|------------------|-----------------------|------------------------|---------------------|---|--|--|--|--|--|--|--|--|--|
| CITY, STATE, ZIP | 9 | EDGEWATER MD 21087 | Md | | | | | | | | | | |
| ADDRESS | 25 S CHARLES ST ANTHA | 103 PARK AVE. | 530 E Joppa Rd | | | | | | | | | | |
| NAME | STANLEY FINE | BRUCE Ebel-Golfe | Wilbur Dwall - grag | 0 | | | | | | | | | |

CASE NAME 113 1 Mennth Bind CASE NUMBER 04-145-XA DATE 11003


CITIZEN'S SIGN-IN SHEET

| E- MAIL | arier@ cowhite cas | | | | | | | | | • | | |
|------------------|--------------------------|--|--|--|--|--|---|--|--|---|--|--|
| CITY, STATE, ZIP | Bath. HD 3137 | | | | | | | | | | | |
| RESS | 130 Faller Tree Ct. #211 | | | | | | • | | | | | |
| NA | Allisma Miec | | | | | | | | | | | |

CASE NAME 1187 Mornth Blud.
CASE NUMBER 04-145-XA
DATE 110003

CITIZEN'S SIGN-IN SHEET

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|-------------------------------------|---|---|--|--|--|----------|
| CITY, STATE, ZIP DATO - MD QIDDD | Alexania 1/4 223/4 Se temen 1/4 223/4 Dundalk ma 2122 | Baltingre MD 21222 | | | | <u>-</u> |
| 8 log CATHMANEN RD | S. 4.3 | 8210 Waterseafe Ru 8205 Pleasant Plain | | | | |
| WAME WANTER HOLHASTORS | menu M | Joseph H. Faline | | | | |



ZONING MAP FOR

GOLD'S GYM-DUNDALK

(SPECIAL EXCEPTION) 9/23/200

145

